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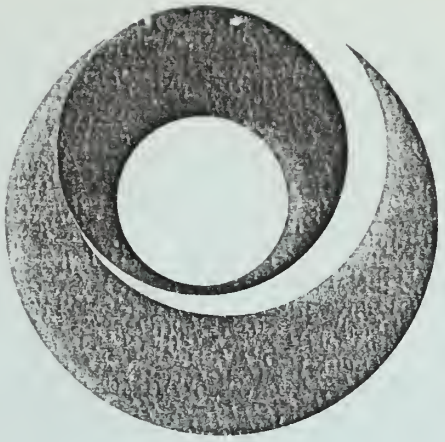

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C-b Shale Oil Venture

Socio-economic Monitoring Report

Number 1

January - June, 1978

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INTRODUCTION

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This report is intended as the first in a series of reports which will provide selected information on the C-b project workforce and socio-economic conditions within nearby communities. The basis for this report is the six month period from January 1 - June 30, 1978. The community data reflects that six month period, while the workforce data reflects the month of July 1978. Reports containing information on the project workforce will be issued on a quarterly basis, while a more extensive report, similar to this one, is planned every six months.

These monitoring reports are designed to provide useful information regarding the C-b project to both the C-b management and interested members of the communities in the project area. Information for this report was collected through a survey form completed by each member of the C-b workforce, and from individuals and agencies in the communities of Rifle and Meeker.

C-b project staff members and staff from Quality Development Associates have cooperated in developing a workforce and community data monitoring program, which is the basis for these monitoring reports. As the monitoring program is refined and the data base is expanded, more information will be provided in the monitoring reports. It is anticipated that the format of this report will remain the basis for future monitoring reports.

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THE WORKFORCE

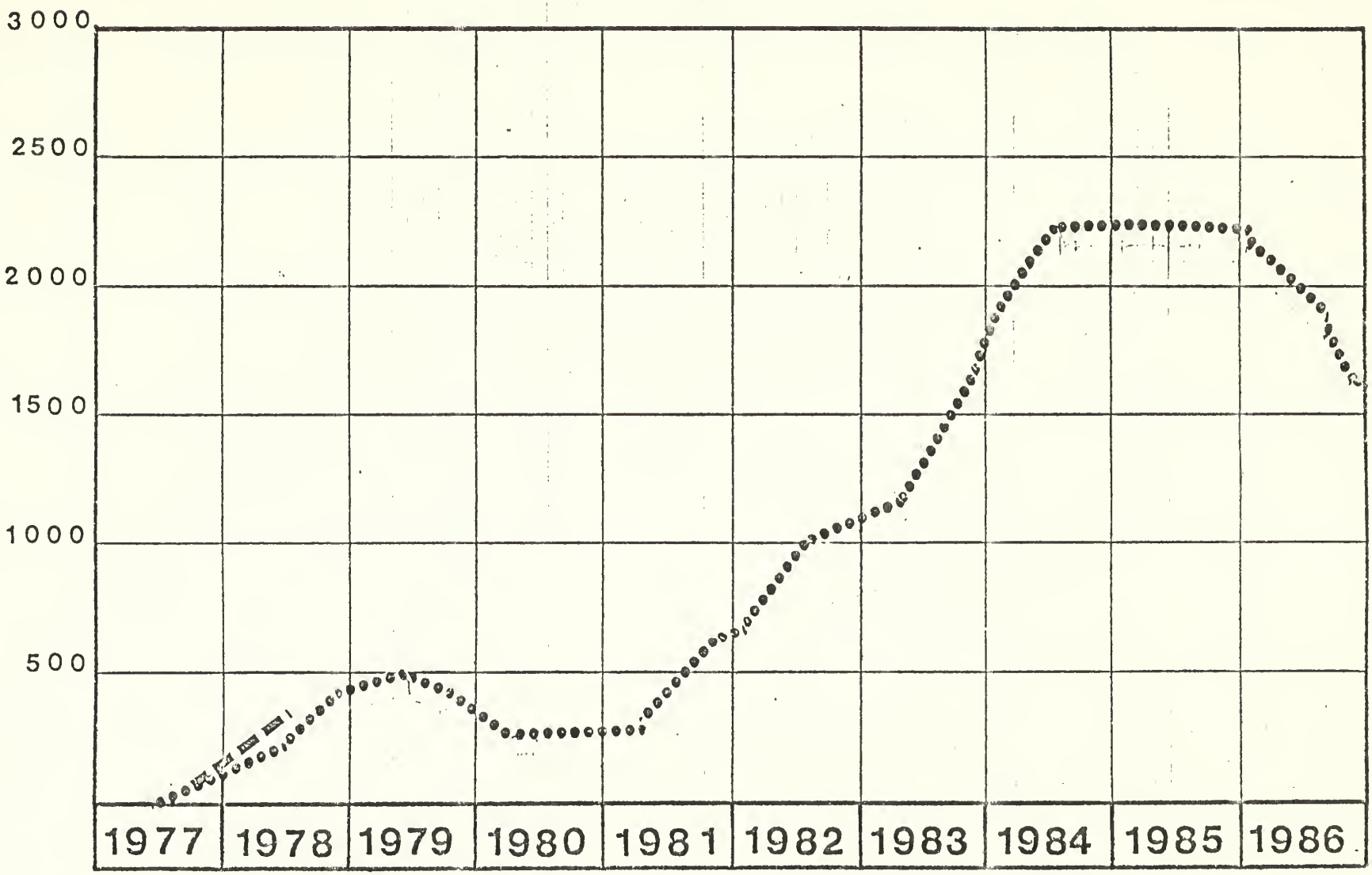
As of July, 1978 there were approximately 300 workers employed at the C-b site. Most of these workers hold construction or temporary jobs at the site. Only about 10 percent of the workers at the site are considered permanent workers.

Figure A indicates rev sed workforce projections for the C-b project, which were prepared as a part of the revised detailed development plan. The present workforce indicates the projections were lower than the actual number of workers as of July, 1978.

Rifle is the primary place of residence for the C-b workforce, with 162 employees or 55 percent of the total workforce residing there. Most other employees reside in nearby communities according to the following distribution:

Community	Number of C-b Employees Residing There	Percent of Total C-b Workforce
Rifle	162	55
Silt	30	10
Meeker	21	7
Grand Junction	19	6
Other West Slope	15	5
New Castle	14	5
Glenwood Springs	12	4
Grand Valley	10	3
Piceance Creek	5	2
Denver Area	3	1
Outside Colorado	3	1
Rangely	2	1

FIGURE A



C-B OIL SHALE VENTURE MANPOWER ESTIMATE

actual

projected

Approximately 65 percent of the workers are newcomers to the community while the remaining 35 percent have lived at their present location for some time. Rifle, Meeker and Silt have absorbed the majority of employees who are newcomers.

The following table lists the number and percentage of employees who are either existing residents or new residents of these three communities.

	Existing Residents		New Residents	
	Number	Percent	Number	Percent
Rifle	36	22	126	78
Meeker	4	19	17	81
Silt	13	43	17	57

MARITAL STATUS AND FAMILY SIZE

Of the present workforce, 70 percent are married employees and 30 percent are single. The average family size of those married employees is 3.6 or an average of 1.6 children per family.

At present, it is not possible to distinguish between the married employees who have their families with them on a full time basis, and those whose families live elsewhere. That distinction will be made, however, in future reports.

For those employees living in Rifle and Silt the percentage married and percentage single is the same as it is for the project as a whole. Among employees residing in Meeker, the percentage married

is 86 percent, or 18 of the 21 employees from Meeker are married.

TYPE OF RESIDENCE

The following table lists the percentage of the workforce living in various types of residences:

Type of Residence	Total Workforce %	Residents of Rifle %	Residents of Meeker %	Residents of Silt %
Own House	17	15	5	13
Rent House	20	18	14	37
Apartment	37	46	48	7
Mobile Home	19	15	24	34
RU/Camper	7	6	9	10

The average price C-b employees are paying for housing is $215 per month. Those who own houses are paying an average of $300 per month. Those who rent houses are paying an average of $207 per month. Those who live in apartments are paying an average of $160 per month and those who live in mobile homes are paying an average of $138 per month.

SCHOOL CHILDREN

At the present time, information regarding school age children of C-b employees is not available. That information will be available by school district, however in future reports.

THE COMMUNITIES

HOUSING AND LAND USE

The community of Rifle has experienced the most growth in housing and subdivision development, thus far. During the first half of 1978, 24 subdivision lots received final approval, and 62 residential building permits were issued for new construction. The average price of a single family home for sale in Rifle was $49,500. Rental housing on the market brought an average rent of $200 for single family housing and $175 per month for apartment housing. Only a few single family houses were advertised for rent during this period.

Meeker has experienced much less of an influx in workers associated with the C-b tract than has Rifle. In Meeker, during the first half of 1978, 19 subdivision lots received final approval, and 20 residential building permits were issued for new construction. The average price for a new single family home for sale in Meeker was $46,500, while the average price of an existing home for sale in Meeker was $37,000. Recently constructed apartments in Meeker have rented for between $275 and $350 per month. Due to the lack of adequate mobile home park facilities, additional mobile homes can only be located on appropriate lots in town; lots which are currently priced between $10,000 to $12,000.

SCHOOLS

The following figures represent enrollments in the Garfield School District and the Meeker School District at the close of Spring

Term, 1978 and at the beginning of Fall Term, 1979.

Spring, 1978	Garfield School District	Meeker School District
Elementary	887	352
Jr. High	258	113
Senior High	477	227
Total	1622	692
Fall, 1978		
Elementary	931	402
Jr. High	267	118
Senior High	560	248
Total	1758	768
Difference	+8%	+ 11%

The Garfield School District experienced a modest rate of growth over the summer. The high school class had the largest growth in enrollment, up 83 students or a 17% increase. In Meeker, the largest increase in students occured at the elementary level, where 50 students were added for an increase of 14%.

The following lists the present assessed valuations and mill levies of the two school districts.

	Garfield School District	Meeker School District
Assessed Valvation	$18,851,520	$23,291,360
(1977)	$18,554,630	$23,686,620
Mill Levy	56.13	43.67
(1977)	56.14	40.67

WATER AND SEWER

	Rifle	Meeker
Residential Water Taps Sold January - June, 1978	72 taps	NA.
Residential Sewer Taps Sold January - June, 1978	72 taps	38 residential taps

HOSPITALS AND HEALTH CARE

The Clagett Memorial Hospital is continuing to operate at a low level of occupancy and under utilization of its facilities. The feeling among those most involved in the hospital is that a lack of physicians in town is the primary reason for the continued under utilization. The hospital administration is projecting a $50,000 operating deficit by the end of Fiscal Year 1978.

The following is a breakdown of pertinent statistics for the hospital in Meeker and Rifle, for the first half of 1978.

	Clagett Memorial Hospital	Pioneer Memorial Hospital
Total Admissions	491	210
Total Emergency Room Visits	1232	525
Average Daily Census	8.1	6.7
Average Occupancy	25.3	39.7
Total Newborn Admissions	34	18

Both hospitals are capable of handling increases in patient load. Rifle currently has four doctors in town while Meeker has two.

LAW ENFORCEMENT AND FIRE PROTECTION

Crimes Reported and Arrests Made

	Rifle Police Dept.		Meeker Police Dept.	
	(1977)	Jan.-June (1978)	(1977)	Jan.-Sept. (1978)
Total Crimes Reported	371	304	163	166
Total Arrests Made	164	158	94	55

	Rifle	Meeker
Fire Calls Answered (Jan. - June, 1978)	58	27
Ambulance Calls	N.A.	7

ECONOMIC INDICATORS

Included in this section are statistics which give some indication of economic trends within the communities of Meeker and Rifle.

	Rifle	Meeker
Assessed Valuation		
January 1978	$ 4,984,000	$ 4,850,000
January 1977	5,220,410	5,870,240
Commercial Bank Total Deposits		
July 1978	$15,973,000	$14,763,000
December 1977	14,142,000	14,512,000
Commercial Bank Total Loans		
July 1978	$11,167,000	$11,148,000
December 1977	9,201,000	9,746,000
S & L 1st Mortgage Real Estate Loans		
July 1978	$82,637,000*	$18,229,000 **
December 1977	65,269,000*	17,762,000 **
Retail Sales		
January - June 1978	$ 9,274,000	$ 4,294,000
January - December 1977	15,419,000	8,186,601
Outstanding G. O. Debt		
July 1978	0	0
Outstanding Revenue Debt		
July 1978	$ 614,000	$ 1,800,000

* Represents a total figure for Mesa Federal Savings, of which the Rifle office is a branch.

** Represents a total figure for the First Federal Savings of Craig, of which the Meeker office is a branch.

Form 1279–3
(June 1984)

BORROWER

DATE LOANED	BORROWER

USDI – BLM